

**WEST LINN HISTORIC REVIEW BOARD  
CHAPTER 58 RECOMMENDATION  
DR-16-01**

**IN THE MATTER OF A PROPOSAL TO CONSTRUCT A NEW 2-STORY MIXED-USE  
BUILDING AT 1969 WILLAMETTE FALLS DRIVE.**

The Historic Review Board (HRB) held a public hearing on May 17, 2016. The purpose of the public hearing was to make a recommendation to the West Linn Planning Commission on DR-16-01 compliance with Chapter 58 of the Community Development Code (CDC). The HRB continued the hearing to June 21, 2016 and requested the applicant provide additional documentation to support their five variance requests.

The applicant submitted a narrative addendum, documentation to support the variance requests, and two alternative façade designs (Option A and B). The need for one of the five variances was eliminated. The HRB made a recommendation of approval for compliance with CDC Chapter 58 with a 6 to 0 vote, including four variance requests as allowed by CDC 58.100. The variance requests were:

1. Allowing a brick/concrete masonry base and partial elevation (CDC 58.090.C(10));
2. Extending the awnings to seven feet and not to eight feet six inches to outer edge of sidewalk (CDC 58.090.C(11));
3. Allowing greater than 30 inches between grade and start of first floor windows, as shown in either the original or alternative designs, because of the elevation change on the site (CDC 58.090.C(15));
4. Allowing three second story windows to not meet the 3:1 height to width ratio (CDC 58.090.C(16)).

The HRB preferred alternative design Option A and recommended two conditions of approval to the Planning Commission:

1. Site Plan, Elevations, and Narrative. The project shall conform to the plans, elevations, and narrative submitted in Exhibit HRB-4, including the amended façade.
2. Shadow Transitions. The front façade shadow transitions shall be a minimum of 12 inches.